



**Petition Number:** 1909-PUD-29

**Project Name:** Poplar Street Townhomes Planned Unit Development

**Subject Site Address:** West and adjacent to Poplar Street between Jersey Street and Park Street (the “Property”)

**Petitioner:** Estridge Homes (the “Petitioner”)

**Representative:** Bryan Stumpf, 11<sup>th</sup> Street Development, LLC

**Request:** Estridge Homes by Bryan Stumpf requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

**Current Zoning:** MF1: Multifamily Low-Density Residential

**Current Land Use:** Residential / Vacant

**Approximate Acreage:** 1.26 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-33
4. Concept Plan
5. Character Exhibits
6. Neighbor Meeting
7. Public Comments
8. Presentation Slides

**Staff Reviewer:** Jonathan Dorsey, Associate Planner

---

### **PETITION HISTORY**

The petition was introduced at the August 12, 2019, City Council meeting. The Petitioner held a neighborhood meeting on August 13, 2019. The petition received a public hearing at the September 16, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

---

### **PROJECT OVERVIEW**

**Location:** The Property is located on the West side of Poplar Street between Jersey Street and Park Street (see **Exhibit 2**). The Property is currently zoned MF1: Multi-Family Low-Density Residential. Adjacent properties to the south are zoned GB: General Business. Properties to the



East and North are zoned MF1: Multi-Family Low-Density, and adjacent properties to the West are zoned GB: General Business and MF1: Multi-Family Low-Density.

**Project Description:** The Petitioner is requesting a change of zoning to the Poplar Street Townhomes PUD District (Ordinance 19-33) that would allow for residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SFA: Single-Family Attached Residential.

**Permitted Uses:** The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SFA: Single-Family Attached in addition to permitting the use of Townhome Dwellings and a total maximum of twenty-four (24) Dwellings.

**General Regulations:** The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	<b>Proposed Ordinance</b>	<b>SFA District</b>
Minimum Lot Frontage	No minimum	No minimum
Minimum Lot Width	No minimum	No minimum
Minimum Lot Area	No minimum	No minimum
Minimum Setbacks		
Front Yard	5'	*20'
Minimum Distance between Structures	6'	25' or 30'
Minimum Living Area		
Single Story	1,700 sq ft	1,300 sq ft
Story and One-half	1,700 sq ft	1,600 sq ft
Two Story	1,700 sq ft	1,800 sq ft

\*Buildings with more than one adjacent unit shall stagger the front Building Setback Line for each unit by at least four (4) feet.

Front Setback Stagger (Article 4.9(H)(2)): Shall not apply.

Project Perimeter Setback (Article 4.9(J)): Shall not apply.

**Development Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:

- a. Streetscape Diversity: Shall not apply.
- b. Garages: All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, (i) a rear-load garage; (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.
- c. Building Material: Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.

Landscaping Standards: Shall apply, except as modified below.

1. Street Trees: Shall apply.
2. Foundation Plantings: Shall not apply. The Minimum Lot Landscaping Requirements shall apply.
3. External Street Frontage Landscaping Requirements: Shall not apply.
4. Vision Clearance: Twenty (20) feet from intersections of Collectors, Private or Local Streets.

**Design Standards**: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan (**Exhibit 4**).
2. Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

**Processes & Permits**: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

---

## **COMPREHENSIVE PLAN**

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) and the 2016 Grand Junction Sub-Districts Addendum identify the Property as within The Gateway Subdistrict within the Grand Junction District. The Gateway Subdistrict is envisioned to be friendly to pedestrians and to be a part of Westfield’s skyline, and will need to house landmark-quality buildings while being fully integrated into the downtown’s branding, themes, and programming. The Gateway seeks to be welcoming, safe, comfortable, and vibrant with activity. Land Uses deemed appropriate for this area are Hotels, Conference Centers, Offices (professional, medical, or general office uses including a visitor’s center), Multi-family



Residential (desirable as long as the street-level is dedicated to non-residential and non-parking uses), Parking Structures, and Ancillary Uses (ancillary retail, restaurants, cultural uses, institutional uses, entertainment, or recreational use). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

---

## **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the September 16, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

**Statutory Considerations:** Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

**Council Introduction:** The petition was introduced at the August 12, 2019, Council meeting.

---

## **DEPARTMENT COMMENTS**

**1. Action: Staff recommends forwarding a recommendation to City Council for 1909-PUD-31 (Ord. 19-33)**

If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or [jdorsey@westfield.in.gov](mailto:jdorsey@westfield.in.gov).